

Fill in this information to identify the case:

Debtor 1	Russell M. Greengo
Debtor 2 (Spouse, if filing)	
United States Bankruptcy Court for the:	Eastern
Case number	16-31154-kmp
District of	Wisconsin (State)

## Official Form 410S1

# Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association, as  
Name of creditor: Trustee of the Bungalow Series IV Trust

Court claim no. (if known): 1-1

Last 4 digits of any number you use to  
identify the debtor's account: 4884

Date of payment change:  
Must be at least 21 days after date 11 /01 /2020  
of this notice

### Part 1: Escrow Account Payment Adjustment

#### 1. Will there be a change in the debtor's escrow account payment?

No

Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_

Current escrow payment: \$ 387.34

New escrow payment: \$ 431.99

### Part 2: Mortgage Payment Adjustment

#### 2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

No

Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_ %

New interest rate: \_\_\_\_\_ %

Current principal and interest payment: \$ \_\_\_\_\_ New principal and interest payment: \$ \_\_\_\_\_

### Part 3: Other Payment Change

#### 3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

No

Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.  
(Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

*Check the appropriate box.*

I am the creditor.  
 I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X** /s/ Michelle Ghidotti

Signature

Date 09 / 21 / 2020

Print: **Michelle Ghidotti**  
First Name Middle Name Last Name

Title **AUTHORIZED AGENT**

Company **Ghidotti Berger, LLP**

Address **1920 Old Tustin Ave**  
Number **1920** Street **Old Tustin Ave**  
**Santa Ana, CA 92705**  
City **Santa Ana** State **CA** ZIP Code **92705**

Contact phone **(949) 427 - 2010** Email **bknottifications@ghidotberger.com**

SN Servicing Corporation  
323 FIFTH STREET  
EUREKA, CA 95501  
For Inquiries: (800) 603-0836  
Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: September 08, 2020

RUSSELL M GREENGO  
15160 FRANKLIN DR  
BROOKFIELD WI 53005

Loan: [REDACTED]

Property Address:  
15160 FRANKLIN DRIVE  
BROOKFIELD, WI 53005

**Annual Escrow Account Disclosure Statement**  
**Account History**

This is a statement of actual activity in your escrow account from June 2020 to Oct 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

<b>Payment Information</b>		<b>Current:</b>	<b>Effective Nov 01, 2020:</b>		<b>Escrow Balance Calculation</b>
Principal & Interest Pmt:		726.40	726.40	**	Due Date: Jun 01, 2020
Escrow Payment:		387.34	431.99		Escrow Balance: 1,788.28
Other Funds Payment:		0.00	0.00		Anticipated Pmts to Escrow: 1,936.70
Assistance Payment (-):		0.00	0.00		Anticipated Pmts from Escrow (-): 0.00
Reserve Acct Payment:		0.00	0.00		Anticipated Escrow Balance: \$3,724.98
Total Payment:		\$1,113.74	\$1,158.39		

\*\* The terms of your loan may result in changes to the monthly principal and interest payments during the year.

<b>Date</b>	<b>Payments to Escrow</b>		<b>Payments From Escrow</b>		<b>Description</b>	<b>Escrow Balance</b>	
	<b>Anticipated</b>	<b>Actual</b>	<b>Anticipated</b>	<b>Actual</b>		<b>Required</b>	<b>Actual</b>
Jun 2020	387.34		*		Starting Balance	0.00	616.21
Jul 2020	387.34		*			0.00	1,003.55
Jul 2020	397.32		*		Escrow Only Payment	0.00	1,390.89
Aug 2020	(387.34)		*			0.00	1,788.21
Aug 2020	387.41		*			0.00	1,400.87
					Anticipated Transactions	0.00	1,788.28
Sep 2020	1,549.36						3,337.64
Oct 2020	387.34						3,724.98
	\$0.00	\$3,108.77		\$0.00			

An asterisk (\*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 0.00. Under Federal law, your lowest monthly balance should not have exceeded 0.00 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Analysis Date: September 08, 2020

RUSSELL M GREENGO

Loan: [REDACTED]

**Annual Escrow Account Disclosure Statement  
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
Nov 2020	387.34		Starting Balance	3,724.98	4,260.80
Dec 2020	387.34	953.00	Homeowners Policy	4,112.32	4,648.14
Jan 2021	387.34	3,695.13	City/Town Tax	3,546.66	4,082.48
Feb 2021	387.34			238.87	774.69
Mar 2021	387.34			626.21	1,162.03
Apr 2021	387.34			1,013.55	1,549.37
May 2021	387.34			1,400.89	1,936.71
Jun 2021	387.34			1,788.23	2,324.05
Jul 2021	387.34			2,175.57	2,711.39
Aug 2021	387.34			2,562.91	3,098.73
Sep 2021	387.34			2,950.25	3,486.07
Oct 2021	387.34			3,337.59	3,873.41
				3,724.93	4,260.75
	\$4,648.08			\$4,648.13	

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 774.69. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 774.69 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 3,724.98. Your starting balance (escrow balance required) according to this analysis should be \$4,260.80. This means you have a shortage of 535.82. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 12 months.

We anticipate the total of your coming year bills to be 4,648.13. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

**New Escrow Payment Calculation**

Unadjusted Escrow Payment	387.34
Surplus Amount:	0.00
Shortage Amount:	44.65
Rounding Adjustment Amount:	0.00
Escrow Payment:	\$431.99

**Paying the shortage:** If your shortage is paid in full, your new monthly payment will be \$1,113.74 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

**NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE:** If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

**\* Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**CERTIFICATE OF SERVICE**

On September 21, 2020 I served the foregoing documents described as NOTICE OF MORTGAGE PAYMENT CHANGE the following individuals by electronic means through the Court's ECF program:

DEBTOR'S COUNSEL

Matthew R DeMark

matt@riverwoodlas.com

TRUSTEE

Scott Lieske

ecf@chapter13milwaukee.com

U.S. TRUSTEE

ustpregion11.mi.ecf@usdoj.gov

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Marlen Gomez

Marlen Gomez

On September 21, 2020, I served the foregoing documents described as NOTICE OF MORTGAGE PAYMENT CHANGE on the following individuals by depositing true copies thereof in the United States mail at Santa Ana, California enclosed in a sealed envelope, with postage paid, addressed as follows:

DEBTOR

Russell M. Greengo

15160 Franklin Drive

Brookfield, WI 53005

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/Marlen Gomez

Marlen Gomez